Record 1 of
File Box 64

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/04 17:07 2pgs
Fees:13.00 Taxes:74.00

20040106-0002199

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$20,000.00**

Affiant

Subscribed and sworn to before me this 14 day of November, 2003

Notary Public
My Commission expires: At Large
(Affix Seal)

NOTARY PUBLIC
HAL E. WILSON
DAVIDSON COUNTY, TN
My Commission Expires 6-22-07

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, TN 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Neil Hargrove | SAME | 92-06-602 |
| 712 26th Avenue North | | |
| Nashville, TN 37208 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wilson Enterprises, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Neil Hargrove**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 35 on the plan of Buchi's Subdivision of Lot Number 20, McNairy's Subdivision, of record in Book 421, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Anthony Geenlee, by deed from Wells Fargo Home Mortgage, Inc., of record in Instrument Number** 20031212-0178561 **, Register's Office for Davidson County, Tennessee. Further conveyed to Wilson Enterprises, Inc. by Quitclaim Deed from Anthony Greenlee of record in Instrument Number** 20031212-0178562 **, said Register's Office.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 66, Register's Office Davidson County, Tennessee.

This is improved property known as: **712 26th Avenue North, Nashville, TN 37208**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** our hands this November 14, 2003.

**Wilson Enterprises, Inc.**

**By Hal Wilson**

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of November, 2003, before me, appeared Hal Wilson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Wilson Enterprises, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Hal Wilson, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Hal D. Wilson III
Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 9-22-07

NOTARY PUBLIC

My Commission Expires: